

WEST LAKE NEWS

Summer 2020 • Townhomes of West Lake

UPDATE FROM THE BOARD

Greetings. I hope everyone has been able to stay healthy during the pandemic. As we are starting to get back to normal, I'd like to take a moment to focus on the positive and discuss ways to become more involved in our community:

1. Attend a Social Event. The Spirit Committee hosts several events throughout the year with a variety of themes. It's a fun way to meet neighbors and make new friends. The Board will announce when it is safe to have social functions based on guidance from the CDC, county/state officials and our HOA attorney.

2. Stay Informed. The HOA website www.townhomesofwestlake.com contains association documents, contacts and other useful information. We normally use email to communicate with residents. The Spirit Committee manages the Facebook page "Townhomes of Westlake" mainly for community spirit, but many of the emails are copied there for wider dissemination.

3. Join a Committee. The HOA has three standing committees: Spirit, Grounds and Covenant Enforcement. All three provide important functions for the community and depend solely on member participation. The meetings are open for anyone to attend even if you don't want to be on a committee. The Board occasionally creates ad hoc committees for special projects.

4. Run for the Board. The Board consists of five Directors with two-year terms. They make decisions on policies, budgets and other issues important to the value and safety of our community. Any member in good standing is eligible to run.

*Randy Orne,
President, Board of Directors*



COMMUNITY REMINDERS

Please take a moment to review these important community reminders:

Pet Walking and Clean Up

The only designated walking areas for pets within the gates are on the sidewalks next to the streets and in the common areas at the corners where the pet waste stations are located.

There is no common area between the buildings. Please do not let your pets wander into the patch of grass in front of, beside or in the rear of someone else's home; that is their private property. Also, please keep your pets on a leash at all times when they are outside your home.

Never Pour Cooking Oil or Grease Down the Drain

For those of you who are not familiar with a "lift station," it pumps any type of wastewater from residential and commercial facilities to waste processing locations. In Florida, they are essential to our comfort, our health and our environment. We've had multiple service calls on the lift station, and the service provider said we have an issue developing with oils and grease in the lines. Used cooking oils and grease are a serious problem for your home's plumbing and our wastewater collection system and lift station. Cooking oil or grease that is poured down the drain gels and solidifies inside your home's pipes, sewage lines and our sewage lift stations, constricting water flow. That can back up your plumbing and cause equipment to malfunction, leading to sewage spills, overflows, added community expenses and foul odors.

What to do with it? Dump it in a cup, wait for it to cool, and throw it in the trash.

TEMPORARY POOL RULES:

As a reminder, the temporary pool rules are still in place:

- Do not use if sick or have flu-like symptoms
- Maximum pool capacity is reduced by 50% for pool and cabana:
16 people
- Social distancing of 6 feet is still required unless same family
- No more than 10 people in one group
- Pool furniture will be separated to maintain social distance and must not be moved
- Highly recommended that pool users clean pool furniture prior to use
- Pool time is limited to 2 hours when at capacity

Also, please don't bring a lot of guests—the maximum is 5 guests anyway, but be courteous to other residents, especially on busy days like weekends. Weekdays are usually not as crowded.

WHO MADE THOSE COOKIES?????

Resident Lynn Rowe made the most incredible "Chocolate Crinkle Cookies" at last year's West Lake BBQ and she gave us the recipe!

CHOCOLATE CRINKLE COOKIES

1 cup (5 oz.) all-purpose flour
1/2 cup (1½ oz.) unsweetened cocoa powder
1 tsp. baking powder
¼ tsp. baking soda
½ tsp. salt
1½ c. packed (10½ oz.) brown sugar
3 large eggs
4 tsp. instant espresso powder (optional)
1 tsp. vanilla extract
4 oz. unsweetened chocolate, chopped
4 T. unsalted butter
1/2 c. (3½ oz.) granulated or sparkling sugar
1/2 c. (2 oz.) non-melting confectioners' sugar



- Adjust oven rack to middle position and heat oven to 325 degrees. Line 2 baking sheets with parchment paper. Whisk flour, cocoa, baking powder, baking soda and salt together in bowl.
- Whisk brown sugar; eggs; espresso powder, if using; and vanilla together in large bowl. Combine chocolate and butter in bowl and microwave at 50% power, stirring occasionally, until melted, 2 to 3 minutes.
- Whisk chocolate mixture into egg mixture until combined. Fold in flour mixture until no dry streaks remain. Let dough sit at room temperature for 10 minutes.
- Place granulated sugar and confectioners' sugar in separate shallow dishes. Working with 2 T. dough (or use #30) scoop) at a time, roll into balls. Drop dough balls directly into granulated sugar and roll to coat. Transfer dough balls to confectioners' sugar and roll to coat evenly. Evenly space dough balls on prepared sheets, 11 per sheet.
- Bake cookies, 1 sheet at a time, until puffed and cracked and edges have begun to set but centers are still soft (cookies will look raw between cracks and seem underdone), about 12 minutes, rotating sheet halfway through baking. Let cool completely on sheet before serving.

Notes from Lynn: For rolling the balls, I used a mixture of granulated and sparkling sugar. Also, sometimes I use a small amount of non-melting confectioners' sugar mixed with regular. I sometimes add a tad of black cocoa which with the espresso gives a rich flavor.

I use gloves to roll the balls; noting that the regular clear gloves work better for me than the nitrile gloves. Sometimes the mix has to sit for a little longer than 10 minutes...you will know when you begin to roll the balls. If too sticky, wait a bit. But not too long either!

RECYCLING DOs and DON'Ts

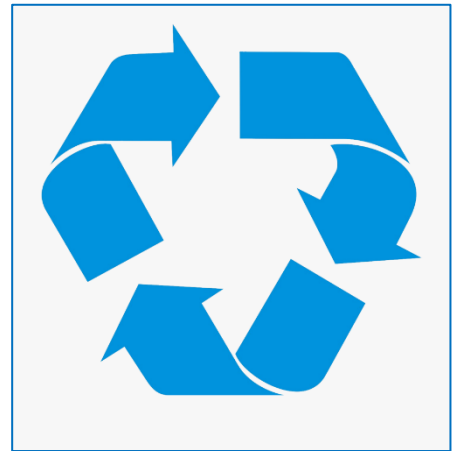
We all want to be good stewards of the environment and most of us try to recycle items instead of just throwing them in the garbage. A Spirit Committee member recently became aware that part of what she was putting in the blue recycle bin was wreaking more havoc than helping, so she wanted to share what she learned:

- An average of one in four items placed in the blue recycling containers is not recyclable.
- Plastic bags get tangled in the recycling machines and damage the equipment; however, they can be placed in the green bins in front of Publix or used as trash or pet waste bags.
- Alkaline batteries (AAA, AA, B, C, D and 9V) can be placed in the gray trash cart, but cell phone, laptop, watch, remote, tool and auto batteries can be taken to the Collection Center at 8001 West Linebaugh for disposal.
- Recyclables placed in the blue cart should be unbagged.
- "When in doubt, throw it out."
- When placing at the curb on pick-up day, there should be at least 3 feet between the blue cart and the gray trash cart.

The following are some items that are OK to place in the blue recycling cart:

YES:

- Clean and empty aluminum cans
- Clean and empty metal food containers
- Clean and dry paper (any paper that tears easily; no shredded paper)
- Clean, dry and flattened cardboard
- Clean and dry paperboard, such as cereal boxes or paper towel rolls
- Clean and empty plastic bottles, jars and containers
- Clean and empty milk, juice and broth cartons
- Clean and empty glass bottles and jars



The following are some items that should never be put in the blue recycling cart:

NO:

- Electronics
- Batteries (*At Best Buy you can dispose of rechargeable batteries commonly found in laptops, digital cameras, game consoles, MP3 players, tablets and phones, as well as battery backups (UPS) and button, cell phone, laptop and rechargeables*)
- Bubble wrap
- Styrofoam (*Egg cartons can be recycled at Publix*)
- Plastic bags, plastic wrap and plastic film (*Plastic and paper bags can be recycled at Publix*)



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RECYCLING DOs and DON'Ts (continued)

NO:

- Light bulbs
- Household waste
- Food
- Medication
- Clothes hangers
- Clothes
- Rubber items
- Rope, cords, wires, hoses and tarps
- Wood or other debris
- Cooking and drinking ware, glasses, ceramics and cutlery
- Cooking oils and grease (These can be also recycled at 9805 Sheldon Road on the 1st Saturday of each month from 8am - 2pm)
- Cleaners, solvents, paint, and other chemicals (These can be recycled at 9805 Sheldon Road as well)



More information on recycling can be found at

<https://www.hillsboroughcounty.org/en/residents/sustainability-and-green/recycling>

TRASH AND RECYCLE DAYS IN OUR NEIGHBORHOOD

TRASH: Tuesday and Friday mornings

RECYCLING: Friday mornings

All garbage and recycle containers must be kept inside the garage except on the day of collection. They may not be left outside in view of the street or other homes.

Garbage cans and recycling containers shall not be placed outside for pick up earlier than 5:00 PM the night before & empty containers shall be brought inside the same day as pick up.

All food refuse shall be placed in a covered receptacle to avoid attack from animals. Placing plastic bags at curbside is not acceptable.

When two containers are placed at curbside, they should be kept **at least 3 feet apart** so that the trash truck's equipment can pick the container up for dumping.

The truck driver is not required to pick up anything that is not inside a trash / recycle container.

Cardboard and other large items must be cut down and placed inside the recycle container.

Do not place garbage and recycling containers on a grassy or landscape area. Keep containers on a concrete area to prevent damage to the grass and plants.

To keep odors down in your trash containers, place several plain charcoal briquettes inside the container and replace each time your can is emptied.

SUMMER FUN IN THE SUN

Now that summer is here, we all need to think about sun safety. It's estimated that the odds of developing skin cancer are now one in five people.

Sunscreen should have an SPF of at least 30 and should be reapplied every two hours or after swimming and sweating.

The American Academy of Dermatology (AAD) recommends using sunscreen year-round since harmful UV rays are prevalent even on cloudy days. It's possible for up to 80% of these UV rays to penetrate your skin! To make sun exposure even more of an issue in Florida you must remember that sand and water (including the pool) reflect and intensify the sun's rays.

According to the Academy, parents should avoid, as much as possible, exposing children under six months of age to sun's rays. If infants will be outdoors, they need long sleeves, hats, and sunglasses, but sunscreens shouldn't be used on children younger than six months old.

THE AAD RECOMMENDS SUNSCREEN CONTAIN THE FOLLOWING:

- Broad-spectrum protection (protects against UVA and UVB rays)
- SPF 30 or higher
- Water resistance

If you took precautions but still got a sunburn, you should avoid additional exposure. Cool baths, moisturizers, hydrocortisone cream, aspirin and drinking extra water to prevent dehydration are all recommended treatments. However, skin blistering means you've suffered a second-degree burn. The blisters shouldn't be touched while healing. Bear in mind that chills, a fever or headaches are indicators that medical treatment is required.

You can go to <https://www.aad.org/media/stats/prevention-and-care/sunscreen-faqs> for more info.

DID YOU KNOW

- Snow, sand and water increase the need for sunscreen because they reflect the sun's rays.
- It is estimated that one in five Americans will develop skin cancer in their lifetime.

SHARE YOUR NEWS!

We love hearing good news! Summer is here and many milestones and accomplishments are achieved—for example, graduations! If you would like to share you or your family's exciting news and accomplishments with your neighbors in the next newsletter, please email spirit@townhomesofwestlake.com with the names and details and we'll get it in the next issue!

HURRICANE PREPAREDNESS GUIDELINES

The following information may be useful to be prepared for a hurricane:

Per Item 12.18 of our Declarations, hurricane shutters may be installed up to 72 hours prior to the expected arrival of a hurricane and must be removed within 2 weeks after the end of a hurricane watch or warning or as the Board may determine otherwise.

(See Declarations for further info on shutters.)

There is an Emergency Preparedness section in the Book of Community Standards that addresses hurricanes, tropical storms and other storm related events.

Other items to remember:

All items must be removed from the lanais and front entrance areas, as they can become projectiles.

Your household may need to survive on your own for several days. Being prepared for such an event means having enough food, water, medicine and other supplies. Bathtubs may be filled with water to use for flushing the toilet, etc.

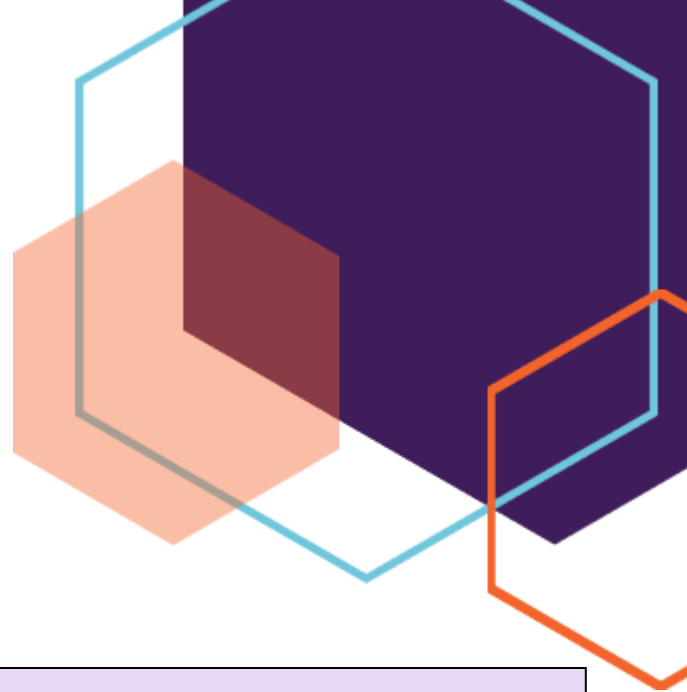
Vehicles should be full of gas in case there is an evacuation order. For more information, residents can call (813) 272-5900 or go to the Hillsborough County website: <http://hillsboroughcounty.org/residents/public-safety/emergency-management>. This includes finding the flood zone for your particular home, finding evacuation zones, finding shelters and information to register for alerts. A supply kit checklist can be found at floridadisaster.org.

Be sure to stay tuned to local media sources to stay abreast of the latest news regarding hurricanes, evacuations, shelters, etc.



BASIC DISASTER SUPPLY KIT

To assemble your kit, store items in airtight plastic bags and put your entire disaster supplies kit in one or two easy-to-carry containers such as plastic bins or a duffel bag. A disaster supply kit is a collection of basic items your household may need in the event of an emergency. These items are mentioned as recommendations. Should you need additional items please make sure you have enough for at least a seven-day period. A basic emergency supply kit should include the following recommended items:



- *Water: 1 gallon of water per person per day for at least three days, for drinking and sanitation*
- *Food: at least a seven-day supply of non-perishable food*
- *Battery-powered or hand crank radio and a NOAA Weather Radio with tone alert*
- *Flashlights*
- *First aid kit*
- *Extra batteries*
- *Whistle to signal for help*
- *Dust mask to help filter contaminated air; plastic sheeting and duct tape to shelter-in-place*
- *Moist towelettes, garbage bags and plastic ties for personal sanitation*
- *Wrench or pliers to turn off utilities. Know where your water shut off valve is located.*
- *Manual can opener for food*
- *Local maps*
- *Cell phone with chargers and a backup battery*
- *Prescription medications*
- *Non-prescription medications (pain relievers, anti-diarrhea medication, antacids or laxatives)*
- *Glasses and contact lenses solution*
- *Infant formula, bottles, diapers, wipes, diaper rash cream*
- *Pet food and extra water for your pet*
- *Cash or traveler's checks*
- *Important family documents (insurance policies, identification and bank account records saved electronically or in a waterproof, portable container*
- *Sleeping bag or warm blanket for each person*
- *Complete change of clothing appropriate for your climate and sturdy shoes*
- *Household chlorine bleach and medicine dropper to disinfect water*
- *Fire extinguisher*
- *Matches in a waterproof container*
- *Feminine supplies and personal hygiene items*
- *Mess kits, paper cups, plates, paper towels and plastic utensils*
- *Paper and pencil*
- *Books, games, puzzles or other activities*
- *Don't forget COVID-19 masks, wipes and sanitizer*

Hurricane Insurance Considerations

In the event a hurricane is on its way, below are some tips to help you during this stressful time from an insurance standpoint.

Before the hurricane hits:

- 1) Do a home inventory, walk around, and take photos and/or video of every room. This is for your benefit as much as the insurance company. Many homeowners miss out on reimbursement for covered property because they don't register a loss until after a claim has been resolved and it's too late. A video or photographs will help you jog your memory so you don't miss out on covered property.
- 2) Make sure you write down and keep on you your insurance carrier's name, phone number and your policy number. Some carriers now have apps you can download as well.
- 3) Be familiar with your deductibles and policy terms. It's a good idea to review your policy once a year before the hurricane season starts because while under a hurricane watch or warning many carriers will not let you make changes to your policy.

After the hurricane hits:

- 1) Photograph and document all damage as soon as it's safe to do so.
- 2) Conduct emergency repairs. Do only what's necessary to prevent further damage after a storm, such as covering broken windows with plastic or roofs with tarps to keep rain out. Do not make any permanent repairs until after your insurance adjuster comes to review the damage and states it is okay to do so. They need to see what happened firsthand. Save all receipts of any expenses incurred from these emergency repairs.
- 3) File your claim ASAP. During a mass hurricane processing will be slower than normal and some insurance companies work on a first-come first-service basis, while others do it in order of severity.
- 4) If you think your home might be unsafe due to the storm damage, contact your insurance company to discuss temporary accommodations, and again, save all receipts.
- 5) Try to be patient even though it can be very frustrating.



LET'S PLAN SOME FUN!

Our Spirit Committee needs a few more enthusiastic resident members who would like to plan events and help with special projects (including the newsletter!) to foster a sense of community in the neighborhood. If this appeals to you, please send an email to Spirit@townhomesofwestlake.com.



GROUNDS COMMITTEE

The Grounds Committee has a new email address!
Grounds@townhomesofwestlake.com

The Grounds Committee works with the Board of Directors and management company to improve and maintain the natural beauty of our neighborhood. It inspects the landscaping and ponds and makes recommendations for improvements. Everyone is welcome to join!

UPCOMING EVENTS

townhomesofwestlake.com/calendar/

MONTHLY BOARD MEETINGS

4th Thursday of Every Month* • 6:30 pm •

Meetings will be held in person at Greenacre Properties or via Zoom conference video. Check bulletin board near mailboxes for additional information.

The Greenacre Properties office is located at 4131 Gunn Highway, Tampa

Upcoming 2020 Board Meetings: August 27, September 24, October 22

** unless otherwise noted on website calendar*

SPIRIT COMMITTEE MEETINGS

Suspended pending lifting of restrictions on social gatherings.